

# Memorandum

## City of Las Vegas Neighborhood Services Department

To: Beverly Bridges, CMC, City Clerk

From: Devin S. Smith, Manager – Neighborhood Response Division

CC: File

Date: June 17, 2009

Re: Report of Expenses for the fees assessed on Vacant Abandoned Building located at 840 West Bonanza Road and 920 West Bonanza Road - Ward 5 (Barlow)

*LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a \$180 re-inspection fee + a \$500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred (\$500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand (\$1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 or \$1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.*

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Vacant or Abandoned Building," the Department of Neighborhood Services started assessing fees accordingly.

<b>Contract Amount Breakdown:</b>	
Boarded Building Certificate Fees:	\$6,325.00
Reinspection Fees (w/late fees):	\$537.00
Civil Penalties:	\$1,950.00
Payment	\$0
<b>TOTAL AMOUNT DUE:</b>	<b>\$8,812.00</b>
<b>OWNER OF RECORD:</b>	LAS VEGAS APARTMENT LENDERS LLC
<b>PROPERTY ABATED:</b>	840 West Bonanza Road and 920 West Bonanza Road
<b>LEGAL DESCRIPTION:</b>	
<b>840 W. Bonanza Road – Parcel 139-28-703-014</b>	PT NE4 SE4 SEC 28 20 61
<b>920 W. Bonanza Road – Parcel 139-28-703-013</b>	PT NE4 SE4 SEC 28 20 61

DSS:jl